

Otay Ranch Preserve/Owner Manager

Policy Committee Meeting

October 5, 2007

1

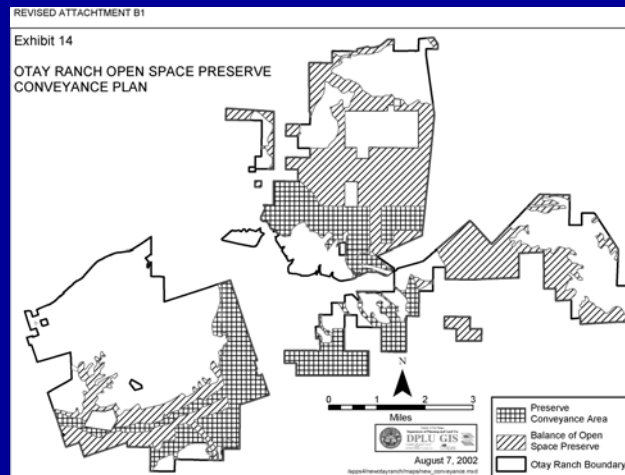
Agenda

1. Call To Order
2. Approval of Meeting Minutes
3. Public Comment on items not related to Agenda
4. General Plan Amendment – Elimination of Conveyance Plan
5. Irrevocable Offer of Dedication (IOD)/Conveyance Status
6. Financing
7. Land Management
8. Management of non-Otay Ranch Preserve Lands
9. Restoration Activities Update (Otay Ranch Company)
10. Meeting Schedule
11. Adjournment

2

4. General Plan Amendment

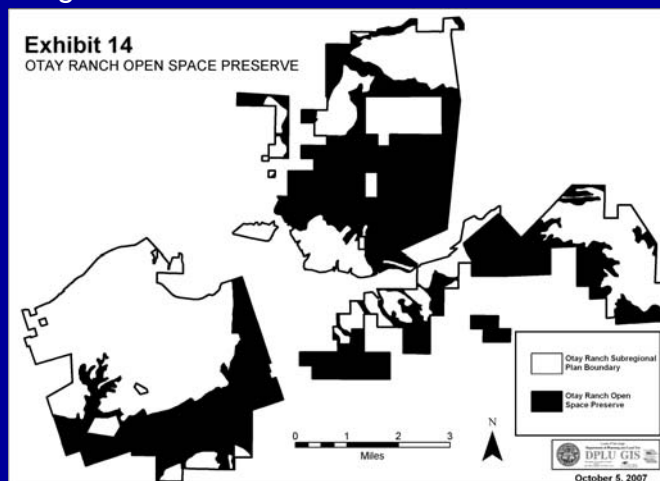
- County approved August 2002



3

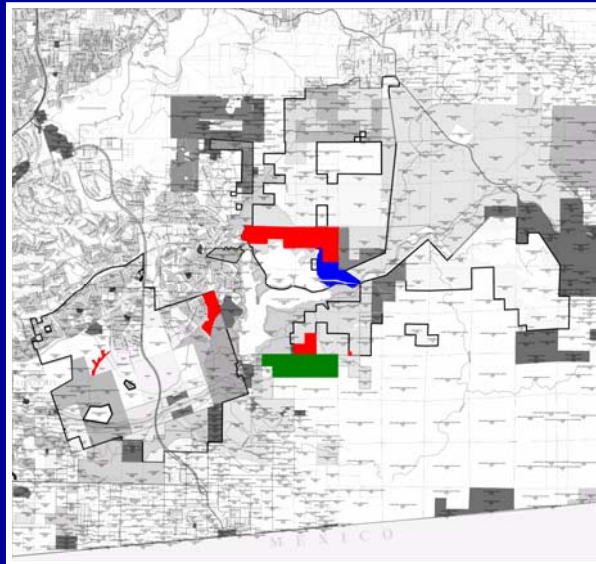
4. General Plan Amendment

- Planning Commission continued to 11-2-07



4

5. Accepted & Pending Conveyances



- Accepted IODs
- Pending Conveyance
- Dedicated Open Space Easement

5

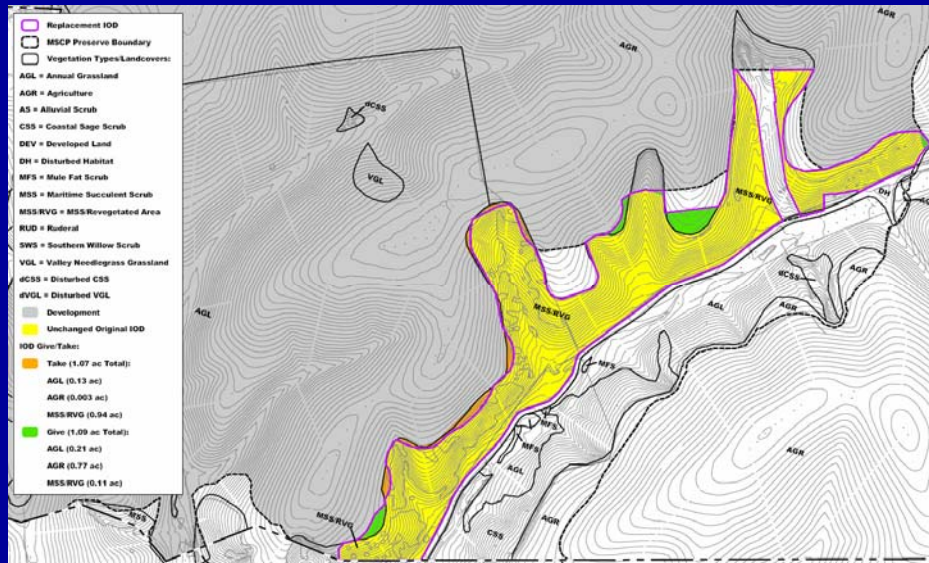
5. Conveyance Requirement

"The applicant shall convey fee title, or upon the consent of the POM and any lienholder, an easement restricting use of the land to those permitted by the RMP to the POM upon the recordation of each final map for an amount of land equal to the final map's obligation to convey land to the preserve. . . . Where an easement is granted, each tentative map is subject to a condition that fee title shall be granted upon demand by the POM. (underlined language was added by Chula Vista City Council on June 4, 1996)

Otay Ranch Phase 2 RMP
Section II. B. 3. Conveyance timing

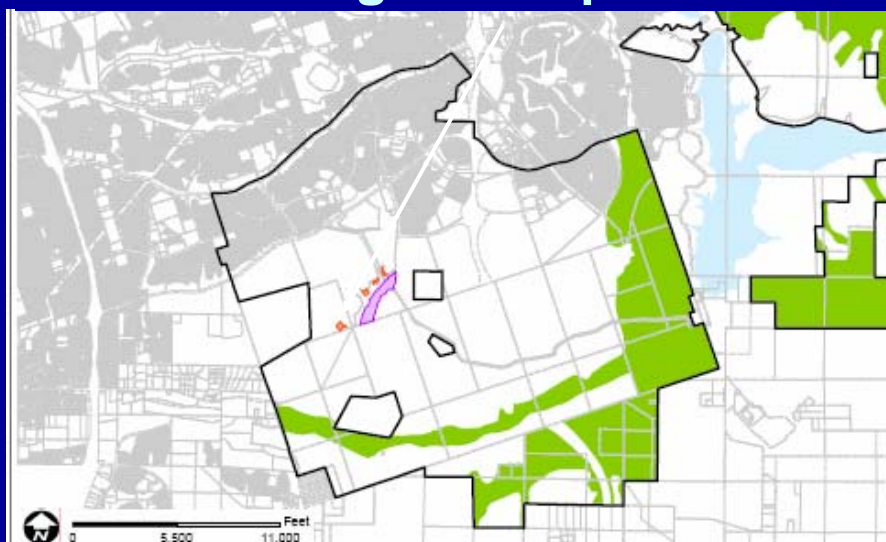
6

Wolf Canyon –IOD Vacation



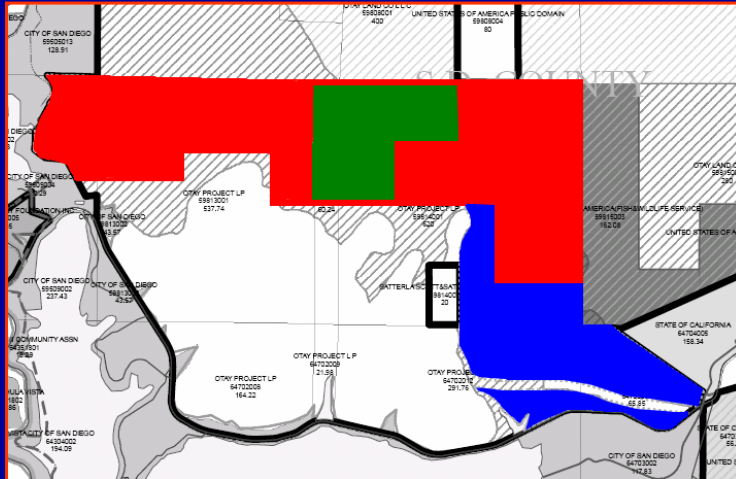
7

Wolf Canyon Outstanding IOD Replacement



8

Village 1 Outstanding IODs 772.90 Acres (Red Portions)



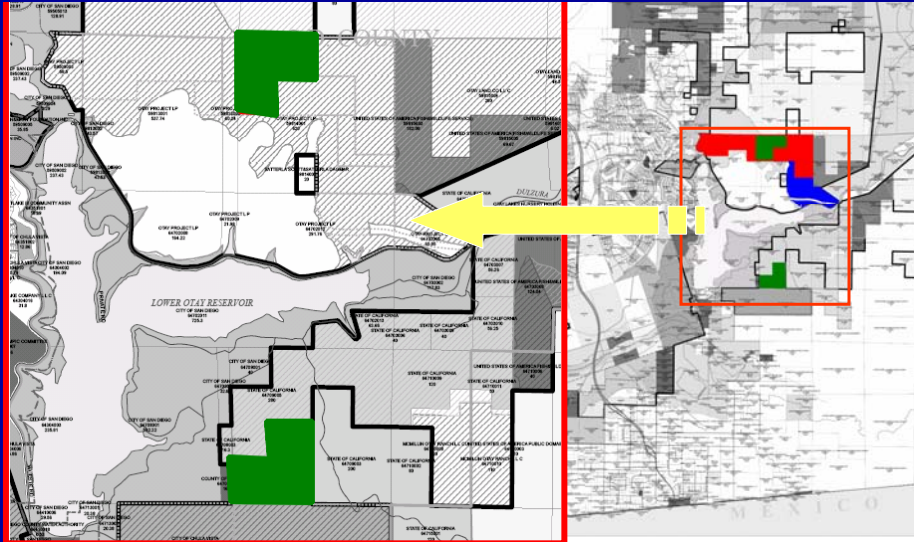
9

Village 13 – Adopted & Proposed Preserve



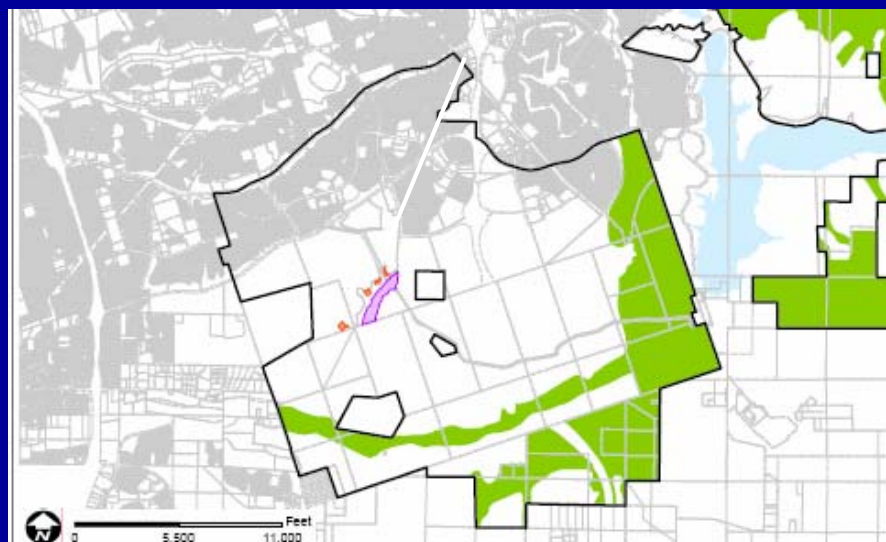
10

1999 Board Action (Outstanding Fee Conveyance)



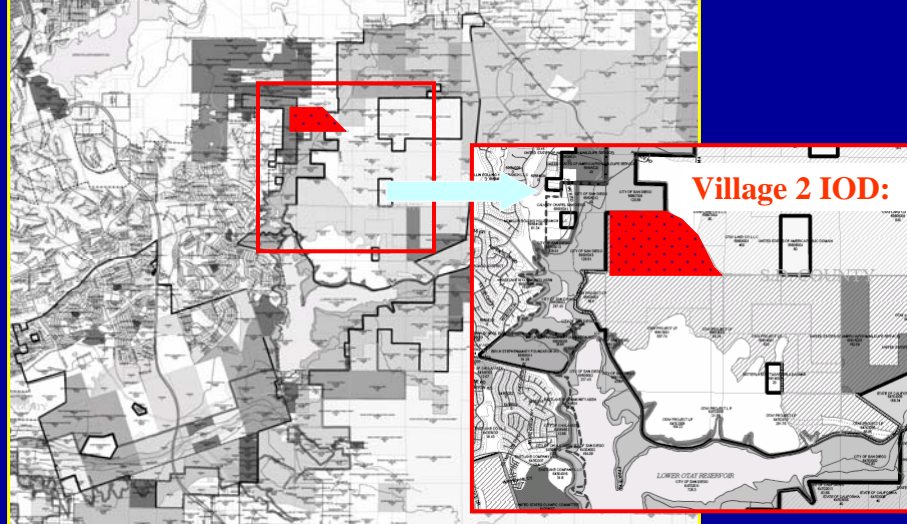
11

Village 2 Outstanding IOD



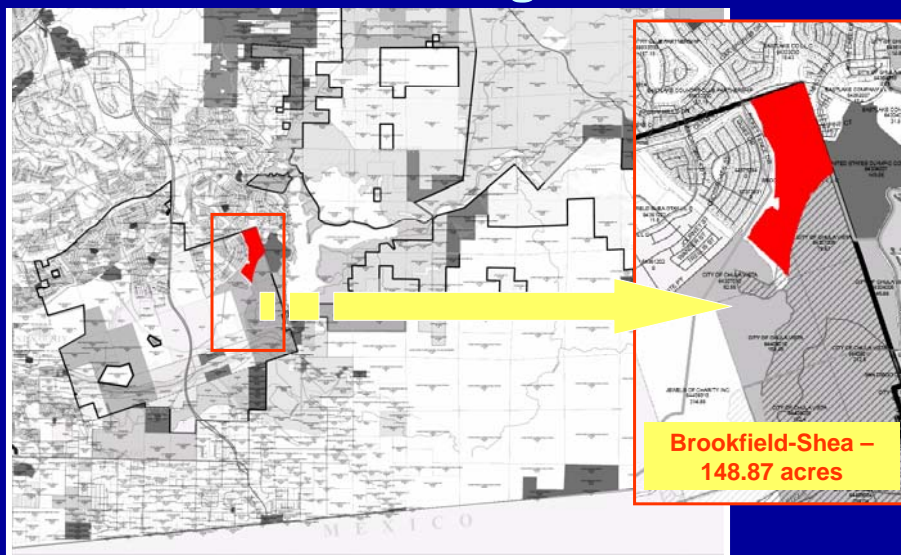
12

Village 2 (Proctor Valley Parcel) Outstanding IOD



13

Brookfield Shea Outstanding IODs



14

6. Financing

- CFD update
 - \$43 average annual contribution per household
 - City Council adopted resolution on July 17, 2007
 - Tax bills mailed October 1, 2007
 - 1st installment due Nov 1
 - 2nd installment due Feb 1
- Fund Balance as of June 30 is \$284,044
- Budget FY07/08
- 5 year budget projections

15

7. Land Management



16

8. Management of non-Otay Ranch Preserve lands

Potential Criteria for Management

1. acceptable accounting method
2. acceptable to both the City and County
3. acceptable budget
4. land contiguous to other future or currently dedicated Otay Ranch Preserve lands and located within the Otay Ranch Preserve
5. adequate access
6. Resource Agency permit requirements satisfied prior to transfer of lands to the POM

17

Recommendation

- Direct POM staff to draft a program for POM management of non-Otay Ranch mitigation lands. This program would include acceptance criteria for the POM to consider prior to assuming management of non-Otay Ranch mitigation lands, as well as an administrative and financial structure for implementation.

18

9. Restoration Activities update

- Otay Ranch Company

19

10. Meeting schedule

- PMT approved to
 - hold PC twice annually
 - Hold PMT quarterly
 - Hold POM staff meeting as necessary

20